

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### FAHMY ANNEXATION TO THE CITY OF WATERFORD, STANISLAUS COUNTY, CALIFORNIA

ALL that certain real property, being a portion of the Southeast quarter of Section 29 and the Northeast quarter of Section 32, Township 3 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

**BEGINNING** at the point of intersection of the East line of said Section 29 and the centerline of the W.I.D. Lateral No. 11(60-foot wide), said point being a point on the West line of the original City of Waterford boundary, being also the Northeast corner of the Moon School Reorganization to the City of Waterford;

- 1) thence along said centerline and the North line of said Moon School Reorganization North 89°34'23" West 646.25 feet to the Northwest corner of said Moon School Reorganization;
- 2) thence along said West line of said Moon School Reorganization South 00°25'26" East 1273.44 feet to a point on the North line of the Waterford High School Change of Organization to the City of Waterford

thence along said North line the following five (5) courses:

- 3) North 89°20'18" West 305.99 feet;
- 4) North 00°22'28" West 5.00 feet;
- 5) North 89°20'18" West 177.61 feet;
- 6) South 00°24'36" East 5.00 feet;
- 7) North 89°20'18" West 215.01 feet to the Northwest corner of said Waterford High School Change of Organization;
- 8) thence along the West line of said Waterford High School Change of Organization South 00°23'18" East 83.01 feet to a point 33.00 feet distant at right angles from North line of said Section 32;
- 9) thence parallel with said North line of Section 32 North 89°20'18" West 40.01 feet to the West right-of-way line of Eucalyptus Avenue (40-feet wide);
- 10) thence along said West right-of-way line North 00°24'36" West 2036.36 feet to the Westerly extension of the North line of Lot 74 of "Waterford Colony Subdivision No. 1" filed for record in Volume 9 of Maps, at Page 3, Stanislaus County Records;
- 11) thence leaving said West right-of-way along last said North line and Westerly extension South 89°26'32" East 1385.26 feet to a point on said East line of Section 29;
- 12) thence along said East line South 00°21'05" East 679.76 feet to the **POINT OF BEGINNING**.

Containing 43.27 Acres, more or less

All as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.

*Tanya Cissell*  
\_\_\_\_\_  
Tanya Cissell, P.L.S. 9857



1-5-26

③ LINE NUMBER; SEE LEGAL DESCRIPTION

EUCALYPTUS AVENUE

WATERFORD COLONY 9-M-3

SCOTTISH GLEN SUBDIVISION 35-M-43

⑪ S89°26'32"E 1385.26'

KADOTA AVENUE

ORIGINAL CITY OF WATERFORD

W.I.D. LATERAL NO. 11

① N89°34'23"W 646.25'

POINT OF BEGINNING

EXISTING CITY LIMIT LINE

PROPOSED ANNEXATION 43.27 ACRES

EDGEWATER 44-M-91

REID COURT

⑩ N00°24'36"W 2036.36'

W.I.D. MAIN CANAL

MOON SCHOOL REORGANIZATION

EAST LINE OF SECTION 29, T. 3 S., R. 11 E., M.D.M.

PECAN AVENUE

REINWAY AVENUE

YOSEMITE BLVD

⑤ N89°20'18"W 177.61'

④ N00°22'28"W 5.00'

⑦ N89°20'18"W 215.01'

③ N89°20'18"W 305.99'

(STATE HIGHWAY 132)

⑨ N89°20'18"W 40.01'

⑧ S00°23'18"E 83.01'

⑥ S00°24'36"E 5.00'

WATERFORD HIGH SCHOOL CHANGE OF ORGANIZATION

PROFESSIONAL LAND SURVEYOR TANYA CISSELL No. 9857 STATE OF CALIFORNIA 1-5-26

© COPYRIGHT 2014 NORTHSTAR ENGINEERING GROUP, INC



NorthStar

Engineering Group, Inc.

CIVIL ENGINEERING • SURVEYING • PLANNING • 620 12th Street Modesto, CA 95354 (209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT "B" FAHMY ANNEXATION TO THE CITY OF WATERFORD

LYING IN A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 3 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY CALIFORNIA

Table with 2 columns: Field Name and Value. Includes JOB: J21-2842, DATE: 1/5/2026, SCALE: 1"=300', DRAWN: TC, CHK'D: TC, SHEET: 1 OF 1

DNV NAME: K:\J21-2842 Waterford Development Project\DWG\Maping\Exhibits\21-2842 Annexation Plat.dwg PLOTTED: 01/05/26 10:47